United States Environmental Protection Agency (EPA)
Region 2
290 Broadway
New York, NY 10007-1866

Underground Storage Tank (UST) Inspection Form

INSPECTOR NAME(S): Paul Sacks DATE: 10/21/09

SIC CODE: 5541 ICIS #: 1800025125

I. Location of Tank(s) ☐ Tribal

Facility Name: Elmont Gasoline Inc.
Street Address: 653 Hempstead Turnpike
City: Elmont State: NY Zip Code: 11003
County:
Phone Number: 516 328 1940. Fax Number:
Contact Person(s): EMIN Kork.

II. Ownership of Tank(s) ☐ same as location (I.)

Owner Name: operator Co. / 102 Elmont Realty Corp. / Elmont Gas Co. Inc
Street Address: 653 Hempstead Turnpike / 653 Hempstead
City: Elmont State: NY Zip Code:
County:
Phone Number: 631 885 4398 Fax Number:
Contact Person(s): Nikjel Yatim, owner-landlord

IIA. Ownership of Other Facilities

☐ Do you own other UST Facilities (Yes) / No

If Yes, How many Facilities 1 How many USTs 1

III. Notification

☐ Notification to implementing agency; name NL location 10394 Permit No. 2007PA02365
State Facility ID # 1-000003 Elmont h 102 Elmont Realty Corp.

IV. Financial Responsibility

☐ State Fund ☐ Private Insurance: Insurer/Policy #
☐ Guarantee ☐ Surety Bond ☐ Letter of Credit
☐ Local Government ☐ Self Insured ☐ **Not Required** (Federal & State government, hazardous substance USTs)

V. Release History N/A ☐

☐ To your knowledge, are there any public or private Drinking Water Wells in the vicinity ? **Yes / No**

☐ Evidence of release or spills at facility ☐ Greater than 25 gallons (estimate)
☐ **Releases reported to implementing agency; if so, date(s)** [280.53]
☐ Release confirmed; when and how
☐ Initial abatement measures and site characterization ☐ Free product removal
☐ Soil or ground water contamination ☐ Corrective action plan submitted
☐ Remediation ongoing ☐ Remediation completed, no further action; date(s)

Notes:

VI. Tank Information — Tank No.	10664	665	666			
Tank presently in use	No	No	Yes			
If not, date last used (see Section XII)	5-6 months	→				
If empty, verify 1" or less left (see Section XII)						
Capacity of Tank (gal)	8K	8K	6K			
Substance Stored			gas			
M/Y Tank installed / Upgraded	12/04/85	→	→			
Tank Construction : Bare steel, Sti-P3, Retrofitted sacrificial anode, Impressed Current, Composite, FRP, Interior lining, Vaulted, Double-walled (DW)	STP	SW FRP	SW FRP			
Spill Prevention	Y	Y	Y			
Overfill Prevention (specify type)	Flapper	→	→			
Special Configuration: Compartmentalized , Manifolded	Compartment ?					

VII. Piping Information						
Piping Type : Pressure, Suction	P	P	P			
Piping Construction: Bare steel, Sacrificial Anode, Impressed Current, Flex, FRP, Double-walled (DW)	?	→	→			

Tank and Piping Notes: Operator called station which I was here - he did not answer.

VIII. Cathodic Protection		N/A ☐ (?) — Piping					
Integrity Assessment conducted prior to upgrade							
Interior Lining:	Interior lining inspected						
Impressed Current	CP Test records						
	Rectifier inspection records						
Sacrifical Anode:	CP test records						

CP Notes: Piping should be checked — pumps ~~boxed~~ buried in dirt. Could not see lines.

Init/Date MH 3/14/07 3/14/2007

Tank No.	664	665	666			
IX. UST system used solely by Emergency Power Generator						

X. Release Detection

N/A ☐

Tank RD Methods	ATG						
	Interstitial Monitoring						
	Groundwater Monitoring	Y	Y	Y			
	Vapor Monitoring						
	Inventory Control w/ TTT						
	Manual Tank Gauging						
	Manual Tank Gauging w/ TTT						
	SIR						
12 Months Passing Monitoring Records	NO *						

Tank RD Notes: Checks 1 GW well 1x week - Hand written log

* GW. 9/11/09, 11/17/08 then 2/2/09 → 6/30/09

Nothing for 7, 8, 9 09 10/07 OK

Pressurized Piping RD Methods		N/A ☐					
	Interstitial Monitoring						
	Groundwater Monitoring	X.	Y	Y.			
	Vapor Monitoring						
	SIR						
12 Months Passing Monitoring Records		as above.					
	Annual Line Tightness Test						
ALLD	Present	*	✓	✓			
	Annual Test		?	?, **			

Piping RD Notes: * Did not open pump.

** Owner of Yetman has lost records

Init/Date [illegible] 3/14/2007

XI. Repairs N/A ☐

Repaired tanks and piping are tightness tested within 30 days of repair completion	Y ☐ N ☐ Unknown ☐
CP systems are tested/inspected within 6 months of repair of any cathodically protected UST system	Y ☐ N ☐ Unknown ☐
Records of repairs are maintained	Y ☐ N ☐ Unknown ☐

XII. Temporary Closure N/A ☐ Two S/L USTs

CP continues to be maintained	Y ☐ N ☐ Unknown ☐ ? - piping.
UST system contains product and release detection is performed	Y ☐ N ☐ Unknown ☐
Cap and secure all lines, pumps, manways	Y ☐ N ☒ Unknown ☐

Notes:

Two S/L USTs not in use.

"Reg 1" had 4.5" inches of gas *

Reg 2 - was empty

*Operator took stick reading and I observed 4.5" of gasoline - smelled it on stick.

Ck. fill ports not secured & capped on these 2 tk USTs

Init/Date [signature] 10/2/06

THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) REGION 2
UST PROGRAM
Ground Water Compliance Section
New York, NY 10007-1866

Inspector Observation Report

Inspection of Underground Storage Tanks (USTs)

☐ No violations observed at the conclusion of this inspection.

☐ The above named facility was inspected by a duly authorized representative of EPA Region 2, and the following are the inspector's observations and/or recommended corrective action(s):

Violations Observed: 40 CFR

Regulatory Citation	Violation Description
§ 280.45	Incomplete records for release detection
§ 280.44(c)	no ALLD test results.
§ ~~280.~~ 280.72(b)	USTs not secured.
§	
§	
§	
§	
§	

Actions Taken:
☐ Field Citation; # _____ ☒ Additional information required ☐ On-site request/Due date _____

Comments/Recommendations:

Require - Evidence of piping construction and if metal - evidence that corrosion tests are conducted (last two tests)
Require ALLD test.

Name of Owner/Operator Representative:

_____
(Please print)

Emil Koric
(Signature)

Other Participants: _____

Name of EPA Inspector/representative

Paul Sacken
(Please print)

(Signature)

F10571
(Credential Number)

Date of Inspection 10/21/09 Time 3:55 AM/PM

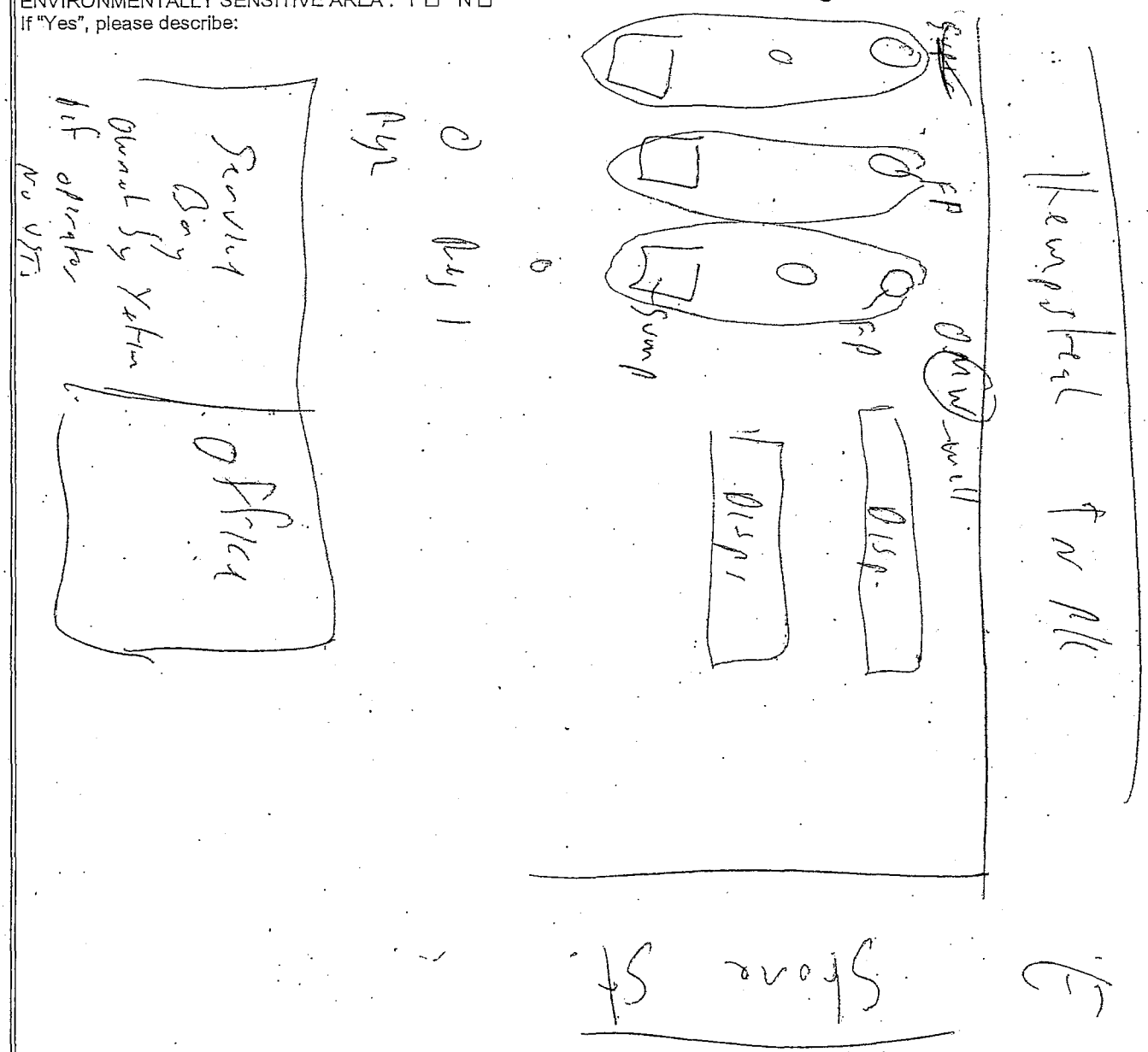
Init/Date PS 10/21/09

SITE DRAWING

DATE: 10/21/09 TIME ON SITE: 3:15 PM TIME OFF SITE: 4:00 pm

WEATHER:

ENVIRONMENTALLY SENSITIVE AREA : Y ☐ N ☐
If "Yes", please describe:



☐ Pictures

Init/Date CA 10/21/09

Required Fields to be used for ICIS Only

Compliance Monitoring

Activity: UST Inspection

Inspection Conclusion Data Sheet

1) Did you observe deficiencies (preferred violations) during the on-site inspection? Y

Deficiencies observed: (Put an **X** for each observed deficiency)

___ Potential failure to complete or submit a notification, report, certification, or manifest

___ Potential failure to follow or develop a required management practice or procedure

_X_ Potential failure to maintain a record or failure to disclose a document

_X_ Potential failure to maintain/inspect/repair meters, sensors, and recording equipment

___ Potential failure to report regulated events, such as spills, accidents, etc.

2) If you observed deficiencies, did you communicate the deficiencies to the Facility during the inspection? Yes / No

3) Did you observe the Facility take any actions during the inspection to address the deficiencies noted? Yes / No

If yes, what actions were taken?

4) Did you provide general Compliance Assistance in accordance with the policy on the role of the EPA Inspector In providing Compliance Assistance during Inspections? Yes / No

5) Did you provide site-specific Compliance Assistance in accordance with the policy on the role of the EPA Inspector in providing Compliance Assistance during the inspection? Yes / No

Init/Date 10/21/09

Release Prevention Compliance Measures Matrix

Regulatory Subject Area	Measure #	SOC Measure / Federal Citation	In Compliance? N/A	Y	N
I. Spill Prevention	1	Spill prevention device is present and functional. [280.20(c)(1)(i), 280.21(d)]		✓	
II. Overfill Prevention	2	Overfill prevention device is present and operational. [280.20(c)(1)(ii), 280.21(d)]		✓	
		☒ Automatic shutoff is operational (ie., device not tampered with or inoperable) [280.20(c)(1)(ii)(A), 280.21(d)]			
		☐ Alarm is operational. [280.20(c)(1) (ii)(B), 280.21(d)]			
		☐ Alarm is audible or visible to delivery driver. [280.20(c)(1) (ii)(B), 280.21(d)]			
		☐ Ball float is operational. [280.20(c)(1)(ii)(B), 280.21(d)]			
III a. Operation and Maintenance	3	Repaired tanks and piping were tightness tested within 30 days of repair completion (not required w/internal inspections or if monthly monitoring is in use). [280.33(d)]	✓		
III b. Operation and Maintenance of Corrosion Protection	4	CP systems were tested/inspected within 6 months of repair of any cathodically protected UST system. [280.33(e)]	✓		
	5	Corrosion protection system is properly operated and maintained to provide continuous protection. [280.31(a)(b), 280.70(a)]	✓		✓
		☐ UST system (Choose one)			
		☐ UST in operation			
		☐ UST in temporary closure			
		☐ CP System is properly operated and maintained			
		☐ CP system is performing adequately based on results of testing. [280.31(b)]; - or -			
		☐ CP system tested within required period and operator is conducting or has completed appropriate repair in response to test results reflecting CP system not providing adequate protection.			

Release Prevention Compliance Measures Matrix

Regulatory Subject Area	Measure #	SOC Measure/Federal Citation	In Compliance? N/A	Y	N
III b. Operation and Maintenance of Corrosion Protection (Continued)	6	UST systems with impressed current cathodic protection are inspected every 60 days. [280.31(c)]			
	7	Lined tanks are inspected periodically and lining is in compliance. [280.21(b)(1)(ii)]			
IV. Tank and Piping Corrosion Protection	8	Buried metal tank and piping (which includes fittings, connections, etc.) is corrosion protected. [280.20(a), 280.20(b), 280.21(b), 280.21(c)]			✓
		☑ Buried metal piping components (such as swing joints, flex-connector, etc.) are isolated from the soil or cathodically protected. For new USTs – tanks and piping installed after 12/22/88 [280.20(a), 280.20(b)]: ☐ Steel tank or piping is coated with suitable dielectric material and cathodically protected. [280.20(a)(2), 280.20(b)(2)] ☐ Tank is fiberglass, clad, or jacketed and piping is fiberglass or flexible plastic. [280.20(a)(1), 280.20(a)(3), 280.20(a)(5), 280.20(b)(1), 280.20(b)(4)] ☐ Records are available to document that CP is not necessary. [280.20(a)(4)(ii), 280.20(b)(3)(ii)] For existing USTs – tanks and piping installed on or before 12/22/88 [280.21(b), 280.21(c)]: ☐ Tank and piping meet new UST requirements [280.21(a)(1)] ☐ Steel tank is internally lined. [280.21 (b)] ☐ Metal tank and piping are cathodically protected. [280.21(b)(2), 280.21(c)]			

Notes: N/A – Indicates that the measure is not applicable.
Any mark in the "N" (No) column means that the facility is not in Significant Operational Compliance (SOC) with Release Prevention Compliance Measures.
In order for a compliance measure to be in SOC, all applicable check-box items must be in compliance.

Release Detection Compliance Measures Matrix

Instructions – To Determine Compliance Status of Measures #1-7, Work Through the Worksheet "Commonly Used Release Detection Methods" Below.

Regulatory Subject Area	Measure	SOC Measure/Federal Citation	In Compliance?		
			N/A	Y	N
I. Release Detection Method Presence and Performance Requirements	1	Release detection method is present. [280.40(a)]		✓	
	2	Release detection system is operating properly (i.e., able to detect a release from any portion of the system that routinely contains product). [(280.40(a)(1)]			
	3	Release detection system meets the performance standards at 280.43 or 280.44. [(280.40(a)(3)]			
	4	Implementing agency has been notified of suspected release as required. [(280.40(b)]	✓		
		☐ Non-passing results reported and resolved in accordance with implementing agency's directions. [280.40(b)]			
II. Release Detection Testing	5	Tanks and piping are monitored monthly for releases and records are available (must have records for the two most recent consecutive months and for 8 months of the last 12 months). [280.41(a), and 280.45(b)]			✓
III. Hazardous Substance UST Systems	6	Hazardous substance UST system leak detection meets the requirements (i.e., either secondarily contained or otherwise approved by the implementing agency). [280.42(b)]	✓		
IV. Temporary Closure	7	Release detection requirements are complied with (i.e., method present, operational, releases investigated and reported as required) for UST systems containing product. [280.70(a)]	✓		

Worksheet – Commonly Used Release Detection Methods

Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
☐			**A. Inventory Control with Tank Tightness Testing (T.T.T)** ☐ Inventory control is conducted properly. ☐ T.T.T. performed as required (See "D" below). ☐ Inventory volume measurements for inputs, withdrawals, and remaining amounts are recorded each operating day and reconciled as required. [280.43(a)(1), 280.43(a)(3)] ☐ Equipment is capable of 1/8-inch measurement. [280.43(a)(2)] ☐ Product dispensing is metered and recorded within local standards for meter calibration to required accuracy. [280.43(a)(5)] ☐ Water is monitored at least monthly. [280.43(a)(6)]

Release Detection Compliance Measures Matrix

Worksheet (Continued) - Commonly Used Release Detection Methods

Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
☐			**B. Automatic Tank Gauge (ATG)** ☐ ATG is set up properly. [280.40(a)(2)] ☐ ATG can detect a 0.2 gal/hr leak rate from any portion of the tank routinely containing product. [280.43(d)(1)] ☐ ATG is checking portion of tank that routinely contains product. [280.40(a)(1)]
☐			**C. Manual Tank Gauging (MTG)** ☐ Tank size is appropriate for using MTG. [280.43(b)(5)] ☐ Tanks 1001 gals (as per EPA memo) and greater restricted to use with T.T.T. (See "D" below) ☐ Method is being conducted correctly. [280.43(b)(4)] ☐ No liquid was added to or taken out of the tank during the test. [280.43(b)(1)] ☐ Equipment is capable of 1/8-inch measurement. [280.43(b)(3)]
☐	☐	☐	**D. Tightness Testing** (Safe Suction piping does not require testing) ☐ Testing method is capable of detecting a 0.1 gal/hr leak rate from any portion of tank routinely containing product. [280.43(c)] ☐ Tightness testing is conducted within specified time frames for method: ☐ **Tanks** – every 5 years [280.41(a)(1)] ☐ **Pressurized Piping** – annually [280.41(b)(1)(ii)] ☐ **Non-exempt suction piping** – every 3 years [280.41(b)(2)] ☐ Tightness testing is conducted following manufacturer's instructions. [280.40(a)(3)]
☑	☑	☐	**E. Ground Water or Vapor Monitoring** ☐ Ground water in the monitoring well is never more than 20 feet from the ground surface. [280.43(f)(2)] ☐ Vapor monitoring well is not affected by high ground water. [280.43(e)(3)] ☐ Site assessment has been done for vapor or ground water monitoring. [280.43(e)(6), 280.43(f)(7)] ☐ Wells are properly designed and positioned. [280.43(e)(6), 280.43(f)(7)]
☐	☐	☐	**F. Interstitial Monitoring** ☐ Secondary containment can be used to detect a release [280.43(g)(1)], 280.43(g)(2)] ☐ Sensor properly positioned. [280.40(a)(2)]

Release Detection Compliance Measures Matrix

Worksheet (Continued) – Commonly Used Release Detection Methods			
Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
	❑		**G. Automatic Line Leak Detector (ALLD)** ❑ ALLD is present and operational. [280.44(a)] ❑ Annual function test of the ALLD has been conducted and records are available. [280.44(a)]
❑	❑	❑	**H. Other Methods [e.g., Statistical Inventory Reconciliation (S.I.R.)]** ❑ The method can detect a 0.2 gal/hr leak rate or a release of 150 gal within a month and meet the 95/5 requirement [280.43(h)(1)]; or ❑ The implementing agency has approved the method as being as effective as tank tightness testing, automatic tank gauging, vapor monitoring, ground water monitoring, or interstitial monitoring and the operator complies with any conditions imposed by agency. [280.43(h)(2)] ❑ S.I.R. - Results are received within time frame established by implementing agency. [280.41(a) & 280.43(h)]

Notes: N/A – Indicates that the measure is not applicable.

Any mark in the "N" (No) column means that the facility is not in Significant Operational Compliance (SOC) with Release Detection Compliance Measures.

In order for a compliance measure to be in SOC, all applicable check-box items must be in compliance.

WATER WELL MONITORING

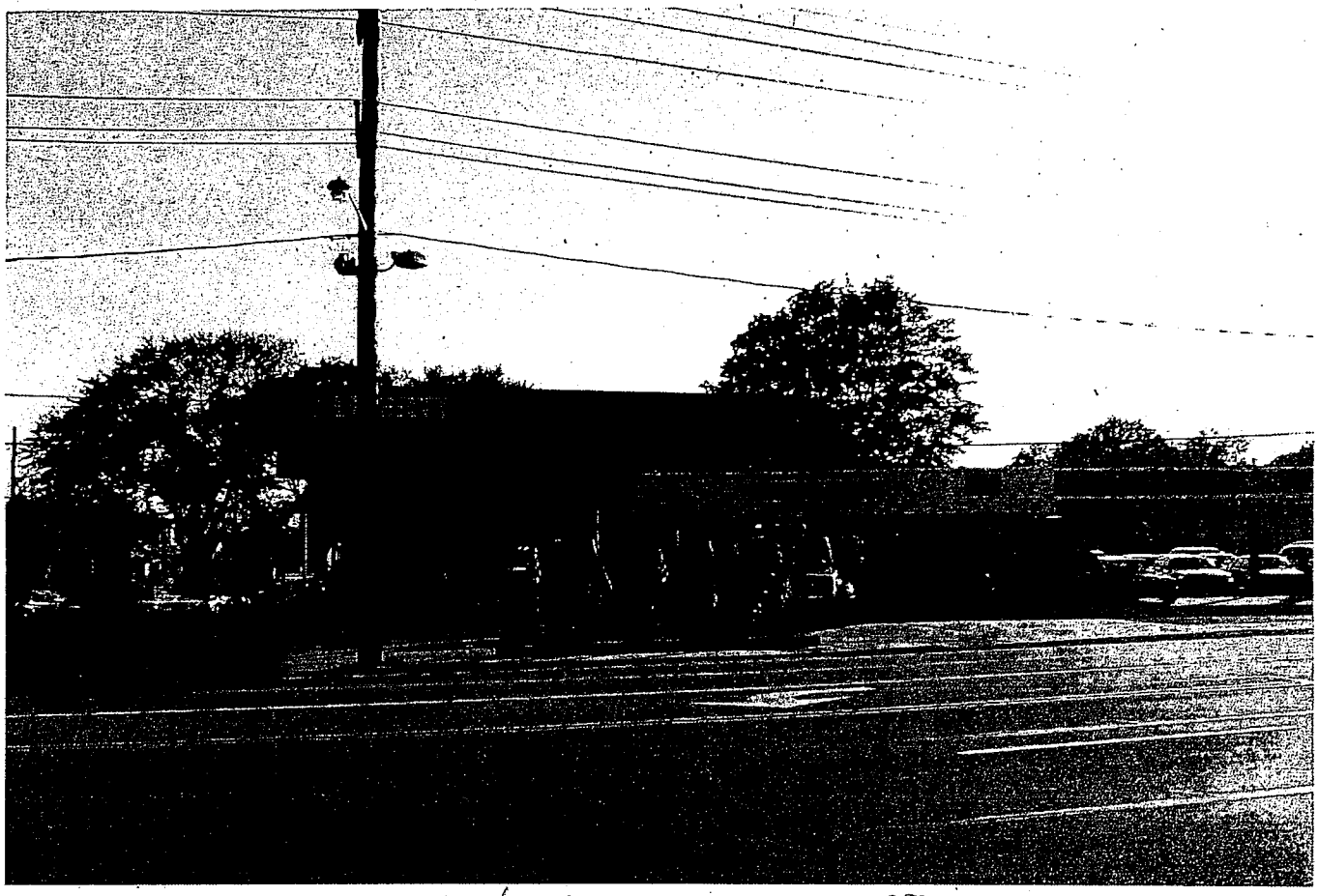
WELL LOCATION	DATE	WEATHER CONDITION	VISIBLE SHEEN	PRODUCT FOUND	WATER ONLY	SAMPLED BY (NAME)
1	05-25	Rain	Yes	No	Yes	Emm
1	05-05	Sun	11	11	11	11
1	05-12	Rain	11	11	11	11
1	5.19	Rain	11	11	11	11
11	05 25	Sun	11	11	11	11
11	6.02	Sun	11	11	11	11
1	6 9	Sun	11	11	11	11
11	6.16	Sun	11	11	11	11
11	6 23	Sun	11	11	11	11
11	6.30	Sun	11	11	11	11
11	7-7	Rain	11	11	11	11
11	7 14	Sun	11	11	11	11
11	7 21	Sun	11	11	11	11
11	7 28	Sun	11	11	11	11
11	8 4	Rain	11	11	11	11
11	8 11	Sun	11	11	11	11
11	8 18	Sun	11	11	11	11
11	8 25	Sun	11	11	11	11
11	9 1	11	11	11	11	11
11	9 8	11	11	11	11	11
11	2.4 09	Rain	11	11	11	11

WATER WELL MONITORING

WELL LOCATION	DATE	WEATHER CONDITION	VISIBLE SHEEN	PRODUCT FOUND	WATER ONLY	SAMPLED BY (NAME)
1	10. 12 09	Sun	Yes	NO	Yes	Ema
1	12 19 09	Sun	"	"	Yes	"

WATER WELL MONITORING

WELL LOCATION	DATE	WEATHER CONDITION	VISIBLE SHEEN	PRODUCT FOUND	WATER ONLY	SAMPLED BY (NAME)
1	2-9-09	Sun	Yes	No	Yes	Emm
1	2-16-09	Sun	"	No	Yes	Emm
1	2-23-09	Sun	"	No	Yes	"
1	3-2-09	Sun	"	No	Yes	"
1	3-9-09	Rain	"	No	Yes	"
1	3-16-09	Sun	"	No	Yes	"
1	3-23-09	Sun	"	No	Yes	"
1	3-30-09	Sun	"	No	Yes	"
1	4-6-09	Sun	"	No	Yes	"
1	4-13-09	Rain	"	No	Yes	"
1	4-20-09	Sun	"	No	Yes	"
1	4-27-09	Sun	"	No	Yes	"
1	5-4-09	Sun	"	No	Yes	"
1	5-11-09	Rain	"	No	Yes	"
1	5-18-09	Sun	"	No	Yes	"
1	5-25-09	Sun	"	No	Yes	"
1	6-1-09	Sun	"	No	Yes	"
1	6-8-09	Sun	"	No	Yes	"
1	6-16-09	Rain	"	No	Yes	"
1	6-23-09	Sun	"	No	Yes	"
1	6-30-09	Rain	"	No	Yes	"



10-21-2009 057

LOCATION ID 10394 PERMIT NO 2007:RQ2365

STATE OF NEW YORK
COUNTY OF NASSAU
OFFICE OF FIRE MARSHAL
F/C TANK REGISTRATION

LOCATION: ELMONT GASOLINE INC., 653 HEMPSTEAD TPKE, ELMONT, NY 11003

ISSUED TO: NAME 102 ELMONT REALTY CORP. EFFECTIVE DATE 12/13/2007

ADDRESS 653 HEMPSTEAD TPKE EXPIRATION DATE 10/31/2012

ELMONT, NY 11003

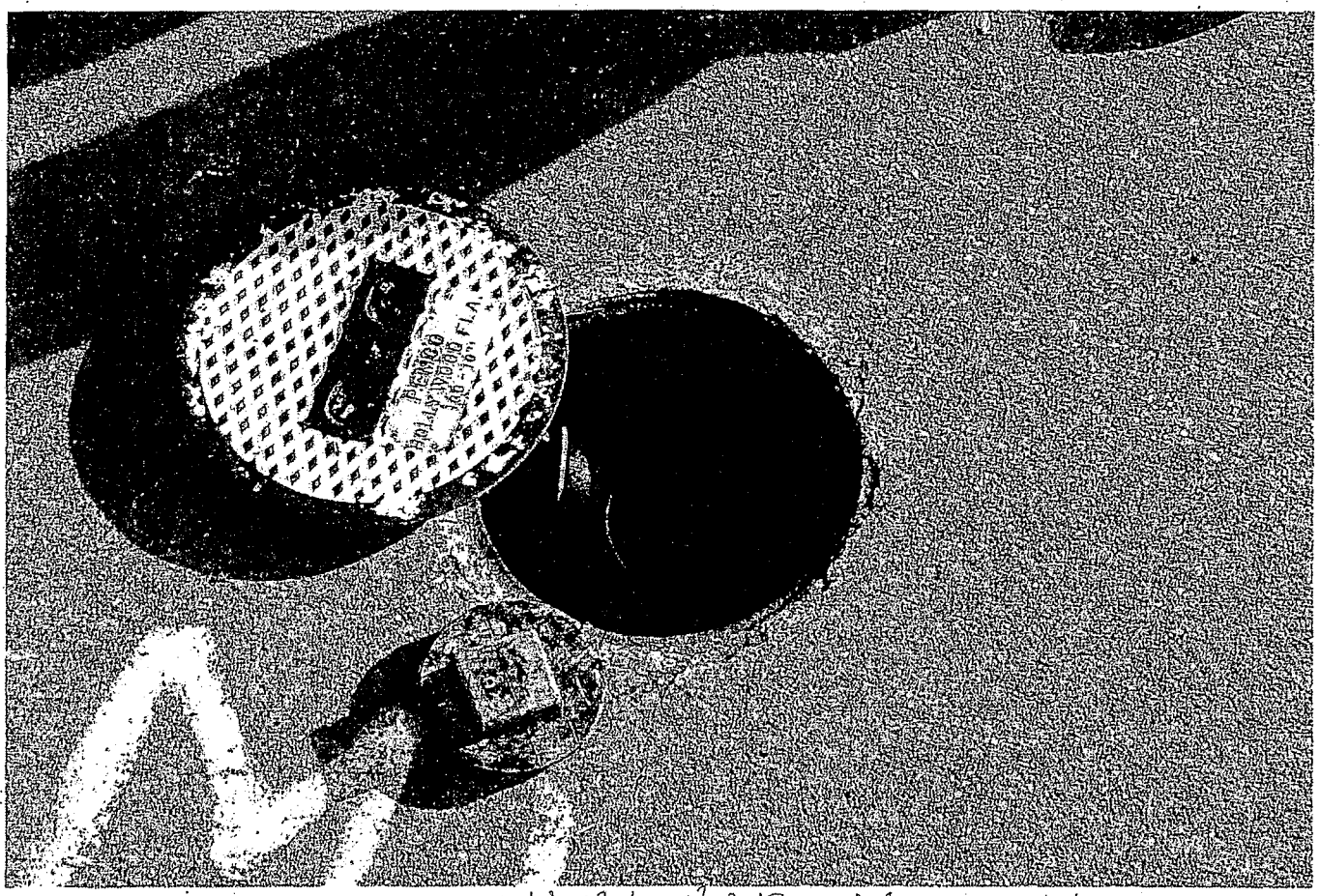
TANK ID	SIZE	PRODUCT	DATE INSTALLED	DATE TESTED	CONSTRUCTION
10664	8000	30120305	12/04/1985	11/18/2008	SFG
10665	8000	30120303	12/04/1985	05/01/2006	SFG
10666	6000	30199301	12/04/1985	12/09/2005	SFG

END OF LISTING

JANUARY 05, 2008

ASSISTANT CHIEF FIRE MARSHAL

10-21-2009 046



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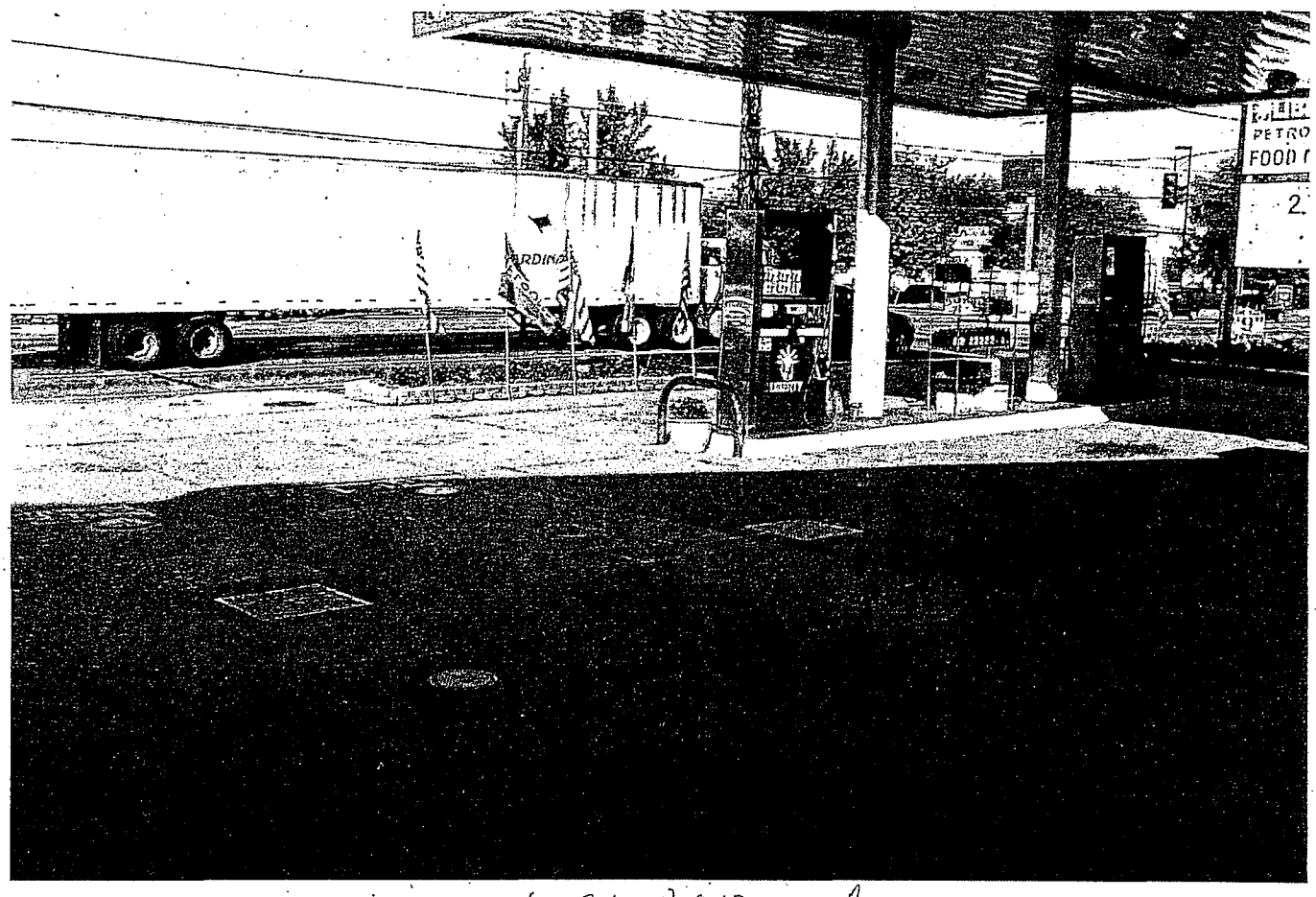

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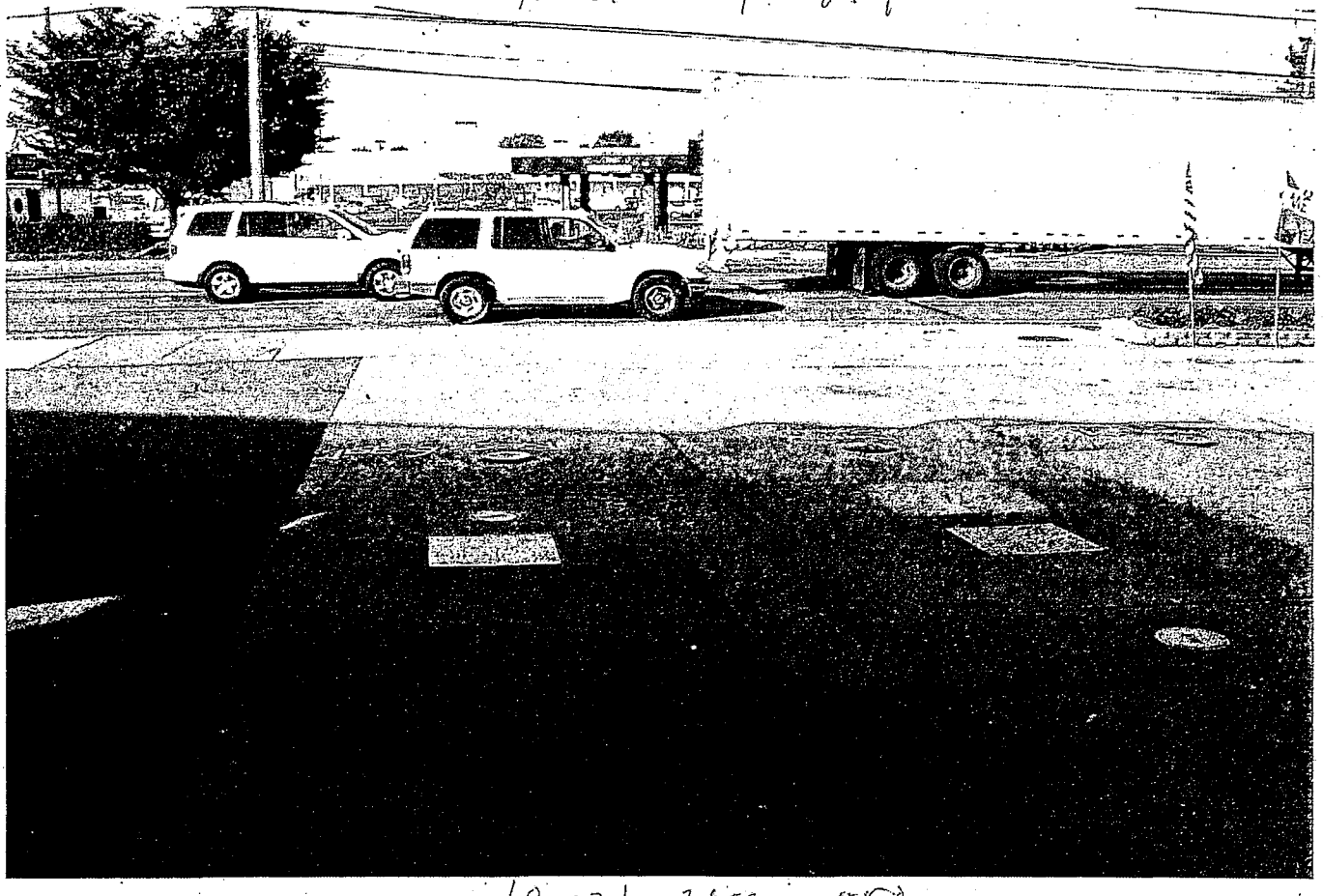

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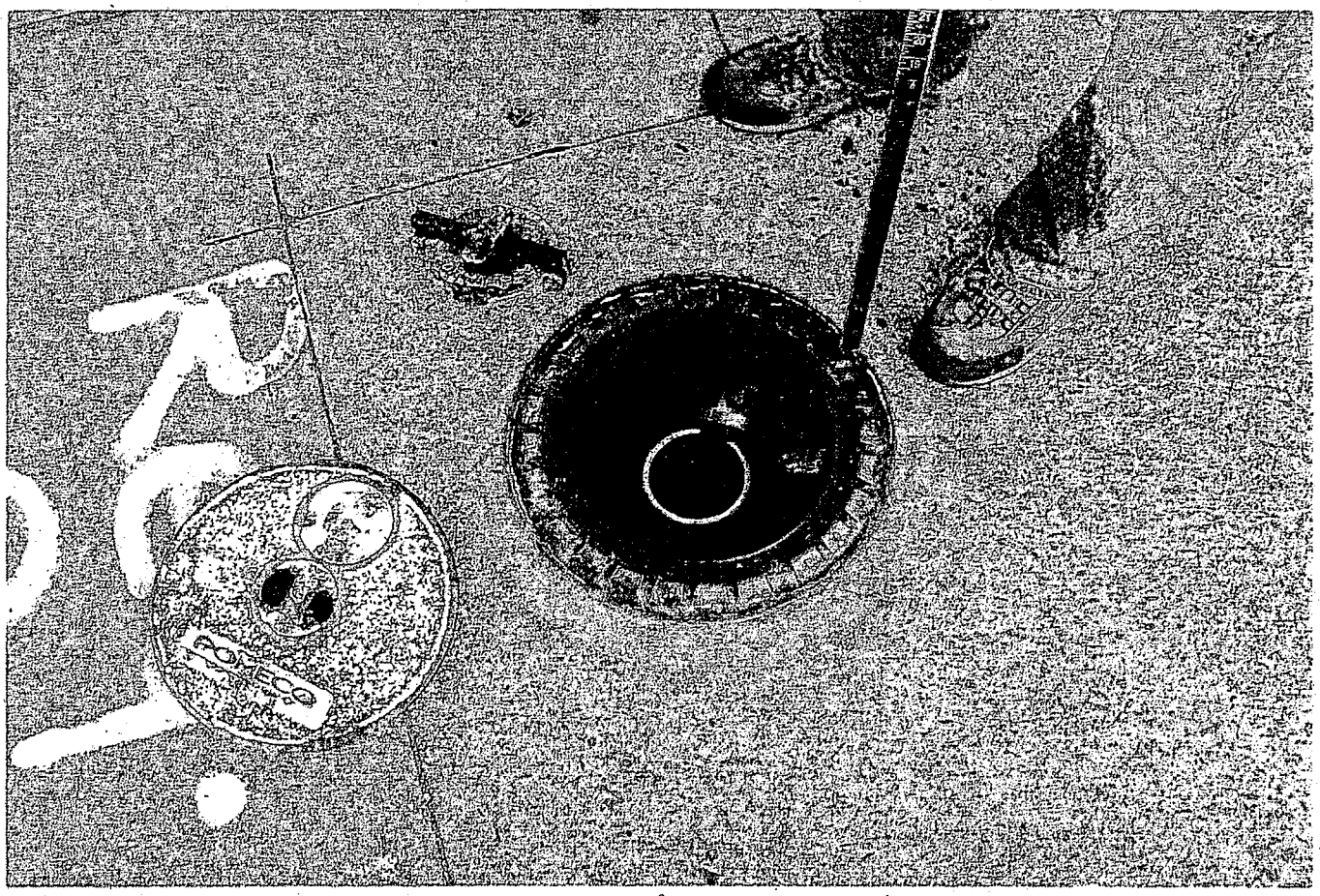

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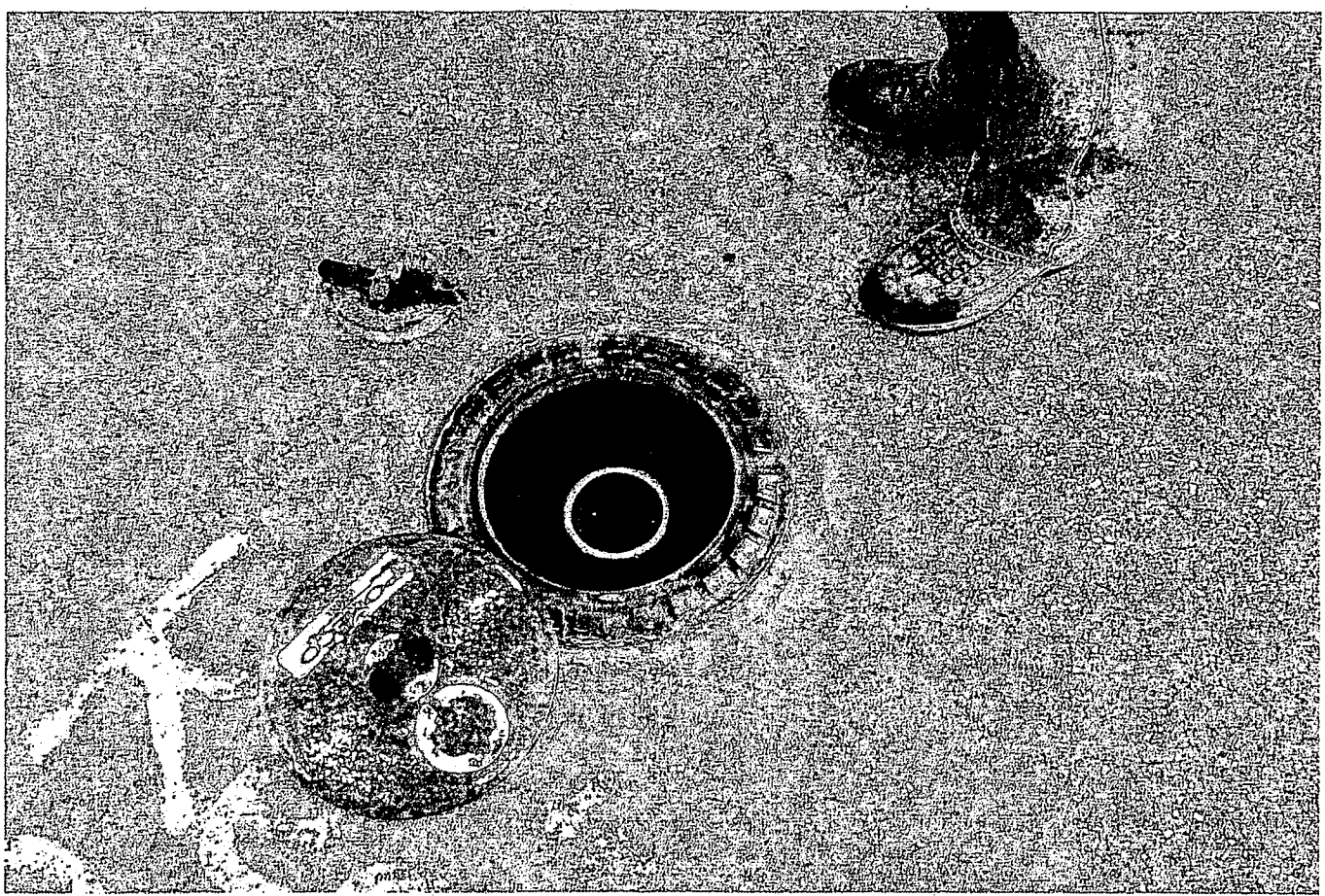

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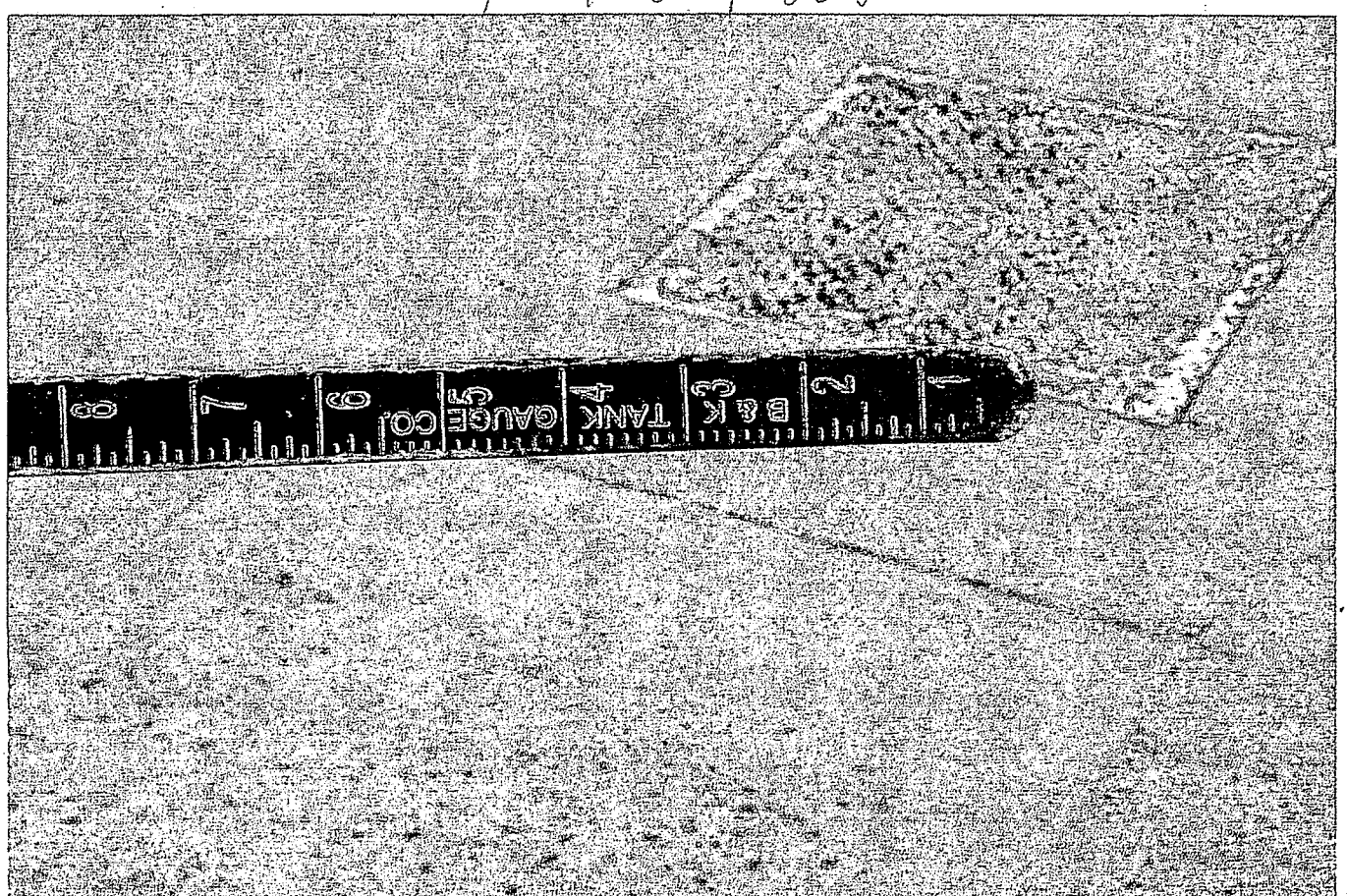

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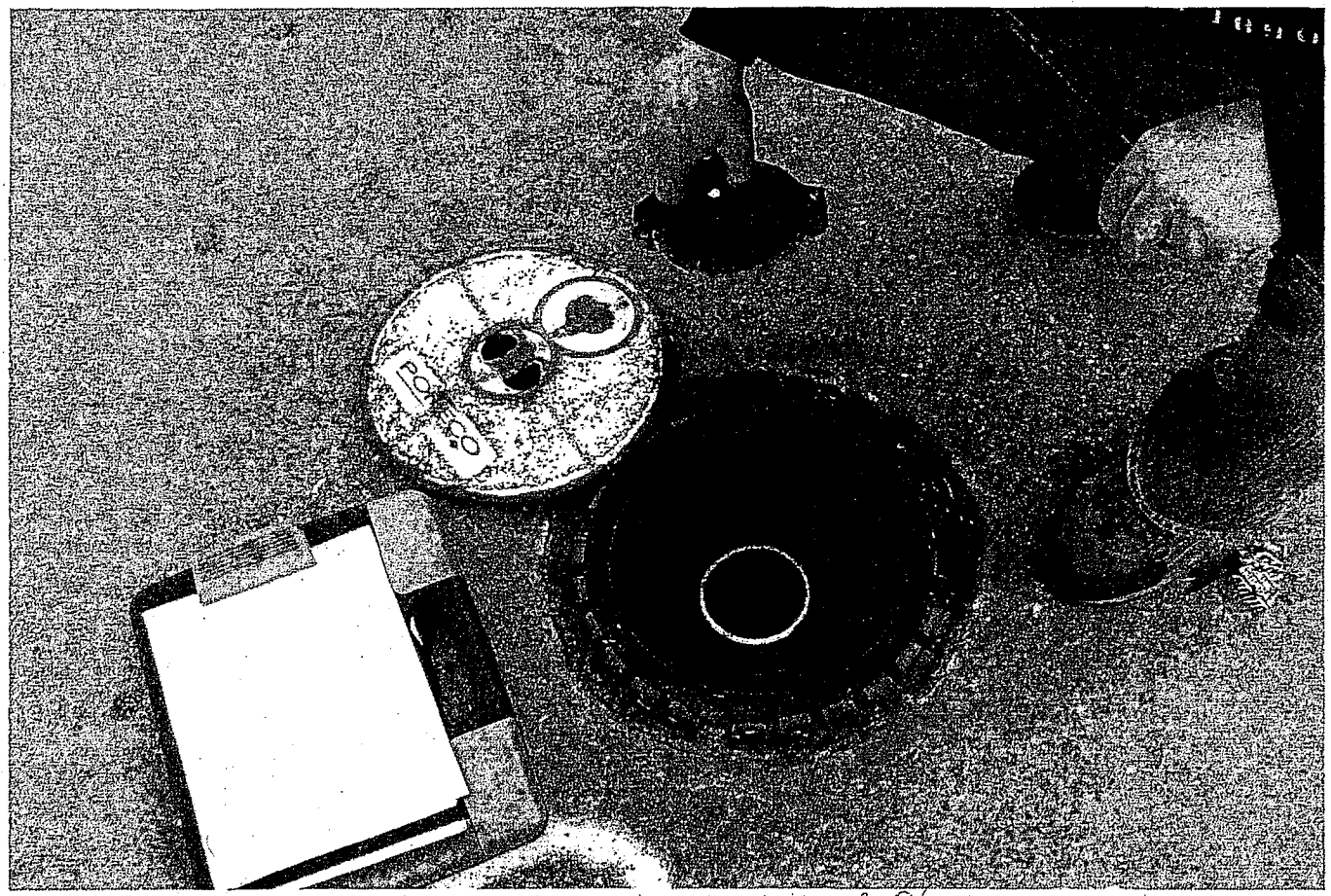

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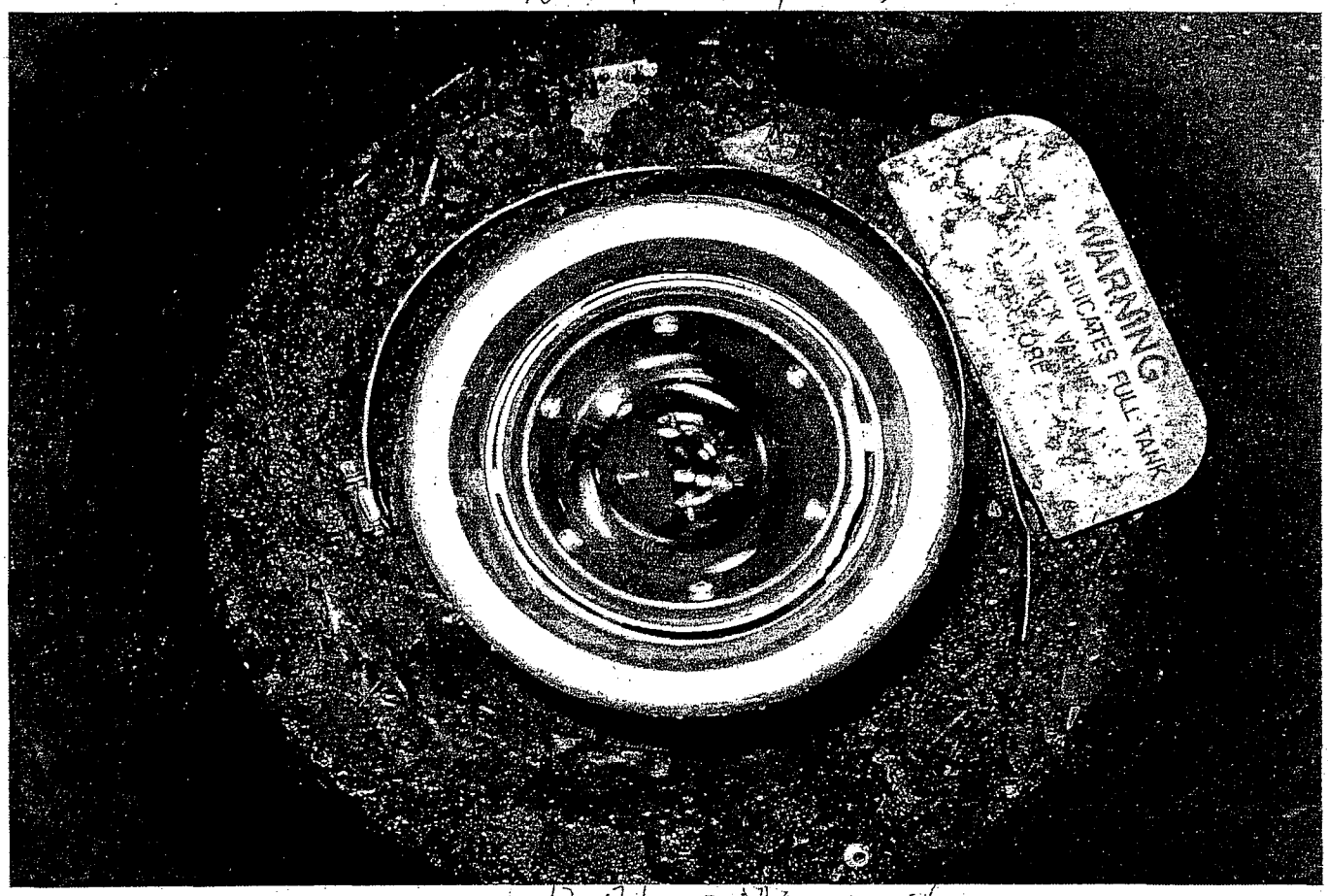

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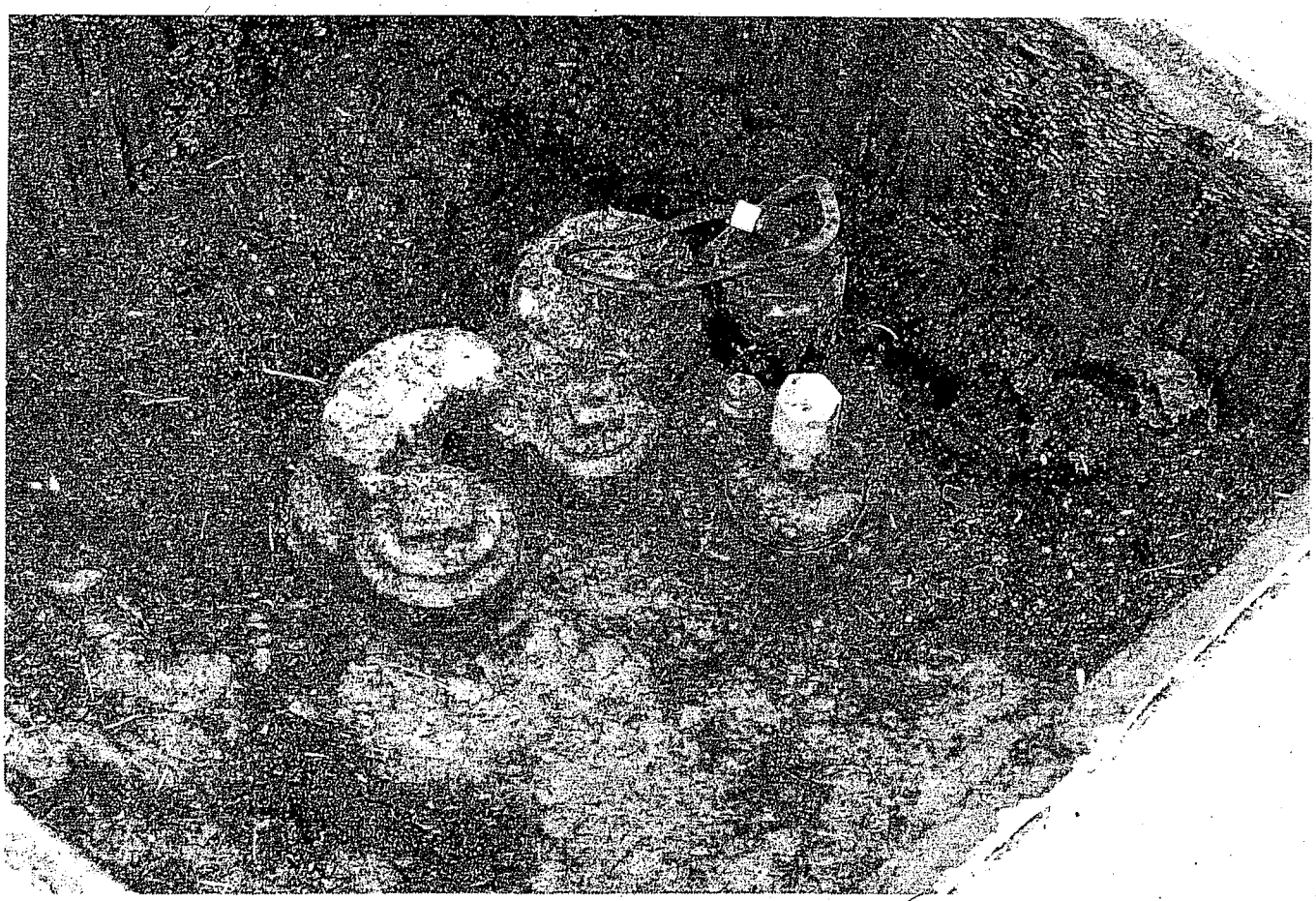

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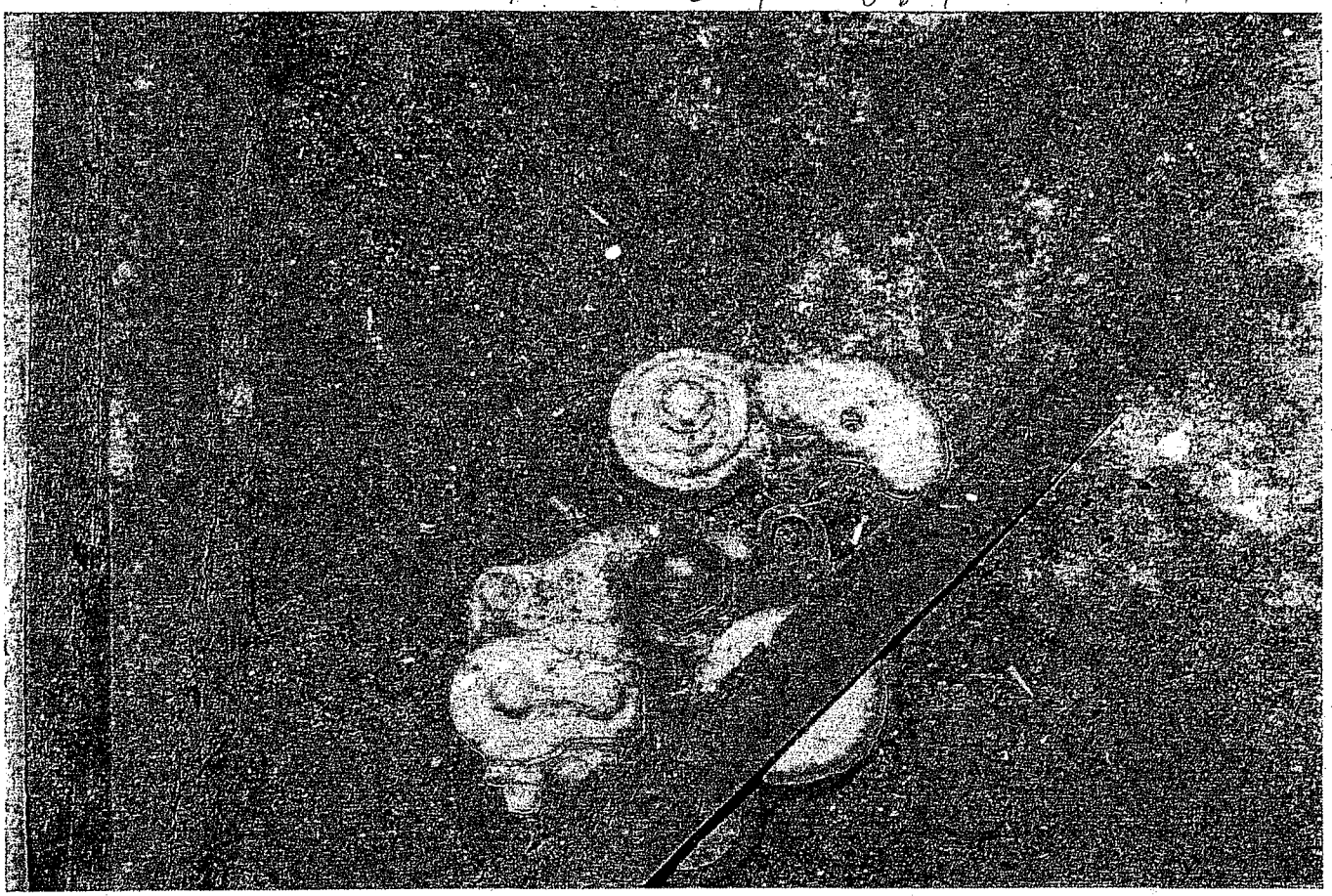


10-21-2009 058

Photo Log		Paul Sacker		Oct-09
DATE	**COMPANY NAME**	**ADDRESS**	**PHOTO #**	**DESCRIPTION**
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	001	Veeder Root
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	002	Close Up of Veeder Root
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	003	Tank field
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	004	overfill alarm
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	005	Fill port - reg
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	006	Sump Cover - Reg.
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	007	Fill Port - Super
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	008	close up of super spilll bucket w/fluid
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	009	Sump pit - super
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	010	sump pit - closeup with DW piping
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	011	sump pit of reg.
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	012	sump pit of reg showing flex pipe.
10/21/09	S+B PETROLEUM	725 Wyandach Ave., North Ba	013	Facility
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	014	Suffolk Co. Cert
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	015	overfill alarm - not functional
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	016	Tank field
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	017	fill port - reg 1
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	018	fill port reg. 2
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	019	fill port - super
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	020	flapper in super
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	021	flapper in reg 2
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	022	flapper in reg 1
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	023	sump - reg1
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	024	sump - reg1 copy
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	025	sump - super
10/21/09	SRVP CORPORATION	785 SUFFOLK AVE., Brentwo	026	Facility
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	027	Nassau Co. Cert
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	028	map of facility
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	029	manifold sump on reg. 2
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	030	master sump on reg. 2
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	031	flapper in reg. 2
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	032	fill port with flapper- super
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	033	fill port of super
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	034	sump - super
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	035	fill port w/ flapper of dieesel
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	036	fill port of diesel
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	037	diesel sump w/ fluid
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	038	c-up of diesel sump with liquid sensor
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	039	reg. 1 flapper
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	040	manifold sump on reg. 1 w/rusty pipe
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	041	another view of manifold sump 1
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	042	line leak sensor box
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	043	groundwater sample
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	044	groundwater well
10/21/09	PDE Island Park	4305 AUSTIN BLVD, Island P	045	Line/ALLD Test Results
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	046	Nassau Co. Cert
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	047	groundwater well
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	048	groundwater sample
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	049	Tank field
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	050	another view of tank field
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	051	fil port of reg. 1
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	052	stick reading of reg. 1, 4.5" of product
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	053	fill port reg. 2
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., Elr	054	stick reading of reg. 1, 0" of product

10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., El	055	fill port of Tank 3
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., El	056	flapper in tank 3 fill
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., El	057	sump for tank 3
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., El	058	aump for tank 2
10/21/09	Elmont Gasoline Inc.	653 HEMPSTEAD TPKE., El	059	Facility

United States Environmental Protection Agency (EPA)
Region 2
290 Broadway
New York, NY 10007-1866

Underground Storage Tank (UST) Inspection Form

INSPECTOR NAME(S): Paul Sacker DATE: 7/27/11

SIC CODE: 5541 ICIS #: 260001976 5

I. Location of Tank(s) ☐ Tribal

Facility Name: TAG Gasoline
Street Address: 653 Hempstead Turnpike
City: Elmont State: NY Zip Code: 11003
County: Nassau
Phone Number: 516 338 1940 / Ali Fax Number:
Contact Person(s): Nick Yetim / SENTEL

II. Ownership of Tank(s) ☐ same as location (I.)

Owner Name: Black Realty
Street Address: Same
City State Zip Code
County
Phone Number: 631 559 Fax Number: 3555
Contact Person(s): Rachel Yetim

IIA. Ownership of Other Facilities

☐ Do you own other UST Facilities Yes / No

If Yes, How many Facilities 2, How many USTs _____

III. Notification

☐ Notification to implementing agency; name NC 2011TR0014
State Facility ID # _____

IV. Financial Responsibility

☐ State Fund _____ ☐ Private Insurance: Insurer/Policy # _____
☐ Guarantee ☐ Surety Bond ☐ Letter of Credit
☐ Local Government ☐ Self Insured ☐ **Not Required** (Federal & State government, hazardous substance USTs)

V. Release History N/A ☐

☐ To your knowledge, are there any public or private Drinking Water Wells in the vicinity? Yes / No

☑ Evidence of release or spills at facility ☐ Greater than 25 gallons (estimate)
☐ **Releases reported to implementing agency; if so, date(s)** _____ [280.53]
☐ Release confirmed; when and how _____
☐ Initial abatement measures and site characterization ☐ Free product removal
☐ Soil or ground water contamination ☐ Corrective action plan submitted
☐ Remediation ongoing ☐ Remediation completed, no further action; date(s) _____

Notes: NEC working on previous releases

LAT: 40.70716
Long: -73.702754

VI. Tank Information	Tank No.	1	2				
Tank presently in use		8,000K	6,000K				
If not, date last used	(see Section XII)						
If empty, verify 1" or less left	(see Section XII)						
Capacity of Tank (gal)		8K	6K				
Substance Stored		E-gas →					
M/Y Tank installed / Upgraded		11/28/05	12/1/05	* both tanks installed 12/1987			
Tank Construction: Bare steel, Sti-P3, Retrofitted sacrificial anode, Impressed Current, Composite, FRP, Interior lining, Vaulted, Double-walled (DW)		SW ← FRP	→				
Spill Prevention		✓	✓				
Overfill Prevention (specify type)		Shut off →					
Special Configuration: Compartmentalized, Manifolded		N →					

VII. Piping Information							
Piping Type: Pressure, Suction		P	P				
Piping Construction: Bare steel, Sacrificial Anode, Impressed Current, Flex, FRP, Double-walled (DW)		SW Steel →					

Tank and Piping Notes:

I used a magnet to verify that all piping from Sumps entering, Soil was metal, Sumps still in dirt pits & resting.

VIII. Cathodic Protection		N/A ☐					
Integrity Assessment conducted prior to upgrade							
Interior Lining:	Interior lining inspected						
Impressed Current	CP Test records						
	Rectifier inspection records						
Sacrifical Anode:	CP test records						

CP Notes:

Piping had no evident CP. Tanks are registered as FRP

Init/Date MF 7/29/11

Tank No.	1	2				
IX. UST system used solely by Emergency Power Generator						

X. Release Detection

N/A ☐

Tank RD Methods						
ATG						
Interstitial Monitoring						
Groundwater Monitoring						
Vapor Monitoring						
Inventory Control w/ TTT	Y	Y				
Manual Tank Gauging						
Manual Tank Gauging w/ TTT						
SIR						
12 Months Monitoring Records (**Must** *Make Available Last 12 Months For Compliance)*	N	N				

Tank RD Notes: (State What Months Records Were Available, Describe Any Failures and Describe What Investigation Occurred Due to Failure)

Had 10-day Inventory control records from 1/2011 - 7/2011 and 7/2010 - 12/2010. Neil [illegible] has them in his office. Not ~~[illegible]~~ adequate - tanks too old

Pressurized Piping RD Methods	N/A ☐					
Interstitial Monitoring						
Groundwater Monitoring						
Vapor Monitoring						
SIR						
12 Months Monitoring Records						
ALLD — Annual Line Tightness Test						
ALLD — Present	✓	✓				
ALLD — Annual Test						

Piping RD Notes: (State What Months Records Were Available, Describe Any Failures and Describe What Investigation Occurred Due to Failure)

No evidence of RD or ALLD monitoring for pipes evident.

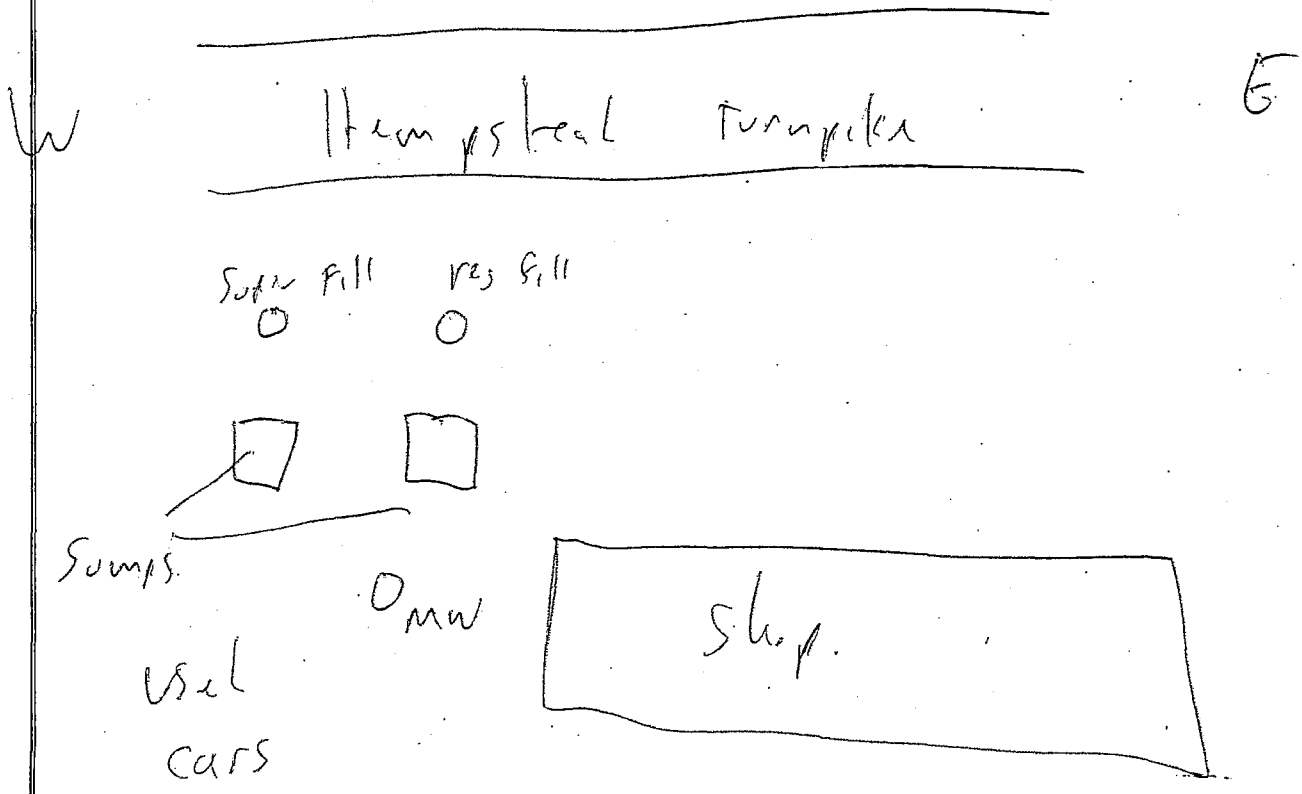
XI. Repairs N/A ☐

Repaired tanks and piping are tightness tested within 30 days of repair completion	Y ☐ N ☐ Unknown ☐
CP systems are tested/inspected within 6 months of repair of any cathodically protected UST system	Y ☐ N ☐ Unknown ☐
Records of repairs are maintained	Y ☐ N ☐ Unknown ☐

XII. Temporary Closure N/A ☐

CP continues to be maintained	Y ☐ N ☐ Unknown ☐
UST system contains product and release detection is performed	Y ☐ N ☐ Unknown ☐
Cap and secure all lines, pumps, manways	Y ☐ N ☐ Unknown ☐

Notes:



Init/Date 7/27/11

THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) REGION 2 UST PROGRAM
Ground Water Compliance Section
New York, NY 10007-1866

TAG Gasoline
653 Hempstead Turnpike
Elmont, NY

Inspector Observation Report

Inspection of Underground Storage Tanks (USTs)

☐ No violations observed at the conclusion of this inspection.

☑ The above named facility was inspected by a duly authorized representative of EPA Region 2, and the following are the inspector's observations and/or recommended corrective action(s):

Violations Observed:

Regulatory Citation	Violation Description
§ 280.20(b)(2)	No Corrosion protection for metal piping
§ 280.41(b)(1)(ii)	No Release detection for underground piping
§ 280.44(a)	No ALLD test
§ 280.41(a)(2)	No tank tightness test every 5 years for 10-day Inventory Control
§	
§	
§	

40 CFR

Actions Taken:
☐ Field Citation; # _____ ☐ Additional information required ☐ On-site request/Due date _____

Comments/Recommendations:

Need to protect Sump / piping from Corrosion
Need to document evidence of release detection for piping, show line leak detector tests, and show tank tightness test for 2009 & 2010

Name of Owner/Operator Representative:

Ali Sertel
(Please print)

Ali Sertel
(Signature)

Other Participants: _____

Name of EPA Inspector/representative

Paul Sucker
(Please print)

Paul M Suck
(Signature)

F13630
(Credential Number)

Date of Inspection 7/27/11 Time 11:30 (AM)/PM

Init/Date PMS 7/29/11

SITE DRAWING

DATE: _____ TIME ON SITE: _____ TIME OFF SITE:

WEATHER:

ENVIRONMENTALLY SENSITIVE AREA : Y ☐ N ☐
If "Yes", please describe:

☐ Pictures

Required Fields to be used for ICIS Only

Compliance Monitoring

Activity: UST Inspection

Inspection Conclusion Data Sheet

1) Did you observe deficiencies (preferred violations) during the on-site inspection?

Deficiencies observed: (Put an **X** for each observed deficiency)

__✓__ Potential failure to complete or submit a notification, report, certification, or manifest

___ Potential failure to follow or develop a required management practice or procedure

___ Potential failure to maintain a record or failure to disclose a document

__✓__ Potential failure to maintain/inspect/repair meters, sensors, and recording equipment

___ Potential failure to report regulated events, such as spills, accidents, etc.

2) If you observed deficiencies, did you communicate the deficiencies to the Facility during the inspection? (Yes) / No

3) Did you observe the Facility take any actions during the inspection to address the deficiencies noted? Yes / (No)

If yes, what actions were taken?

4) Did you provide general Compliance Assistance in accordance with the policy on the role of the EPA Inspector In providing Compliance Assistance during Inspections? (Yes) / No

5) Did you provide site-specific Compliance Assistance in accordance with the policy on the role of the EPA Inspector in providing Compliance Assistance during the inspection? (Yes) / No

Init/Date 7/21/11

Release Prevention Compliance Measures Matrix

Regulatory Subject Area	Measure #	SOC Measure / Federal Citation	In Compliance? N/A	Y	N
I. Spill Prevention	1	Spill prevention device is present and functional. [280.20(c)(1)(i), 280.21(d)]		✓	
II. Overfill Prevention	2	Overfill prevention device is present and operational. [280.20(c)(1)(ii), 280.21(d)]		✓	
		☑ Automatic shutoff is operational (ie., device not tampered with or inoperable) [280.20(c)(1)(ii)(A), 280.21(d)] ☐ Alarm is operational. [280.20(c)(1) (ii)(B), 280.21(d)] ☐ Alarm is audible or visible to delivery driver. [280.20(c)(1) (ii)(B), 280.21(d)] ☐ Ball float is operational. [280.20(c)(1)(ii)(B), 280.21(d)]			
III a. Operation and Maintenance	3	Repaired tanks and piping were tightness tested within 30 days of repair completion (not required w/internal inspections or if monthly monitoring is in use). [280.33(d)]		✓	
III b. Operation and Maintenance of Corrosion Protection	4	CP systems were tested/inspected within 6 months of repair of any cathodically protected UST system. [280.33(e)]	✓		
	5	Corrosion protection system is properly operated and maintained to provide continuous protection. [280.31(a)(b), 280.70(a)]			✓
		☐ UST system (Choose one) ☐ UST in operation ☐ UST in temporary closure ☐ CP System is properly operated and maintained ☐ CP system is performing adequately based on results of testing. [280.31(b)]; - or - ☐ CP system tested within required period and operator is conducting or has completed appropriate repair in response to test results reflecting CP system not providing adequate protection.			

- piping

Release Prevention Compliance Measures Matrix

Regulatory Subject Area	Measure #	SOC Measure / Federal Citation	In Compliance? N/A	Y	N
III b. Operation and Maintenance of Corrosion Protection (Continued)	6	UST systems with impressed current cathodic protection are inspected every 60 days. [280.31(c)]	✓		
	7	Lined tanks are inspected periodically and lining is in compliance. [280.21(b)(1)(ii)]	✓		
IV. Tank and Piping Corrosion Protection	8	Buried metal tank and piping (which includes fittings, connections, etc.) is corrosion protected. [280.20(a), 280.20(b), 280.21(b), 280.21(c)]			✓
		❑ Buried metal piping components (such as swing joints, flex-connector, etc.) are isolated from the soil or cathodically protected. For new USTs - tanks and piping installed after 12/22/88 [280.20(a), 280.20(b)]: ❑ Steel tank or piping is coated with suitable dielectric material and cathodically protected. [280.20(a)(2), 280.20(b)(2)] ❑ Tank is fiberglass, clad, or jacketed and piping is fiberglass or flexible plastic. [280.20(a)(1), 280.20(a)(3), 280.20(a)(5), 280.20(b)(1), 280.20(b)(4)] ❑ Records are available to document that CP is not necessary. [280.20(a)(4)(ii), 280.20(b)(3)(ii)] For existing USTs - tanks and piping installed on or before 12/22/88 [280.21(b), 280.21(c)]: ❑ Tank and piping meet new UST requirements [280.21(a)(1)] ❑ Steel tank is internally lined. [280.21 (b)] ❑ Metal tank and piping are cathodically protected. [280.21(b)(2), 280.21(c)]			

Notes: N/A - Indicates that the measure is not applicable.
Any mark in the "N" (No) column means that the facility is not in Significant Operational Compliance (SOC) with Release Prevention Compliance Measures. In order for a compliance measure to be in SOC, all applicable check-box items must be in compliance.

Release Detection Compliance Measures Matrix

Instructions - To Determine Compliance Status of Measures #1-7, Work Through the Worksheet "Commonly Used Release Detection Methods" Below.

Regulatory Subject Area	Measure #	SOG Measure/ Federal Citation	In Compliance? N/A	Y	N
I. Release Detection Method Presence and Performance Requirements	1	Release detection method is present. [280.40(a)]			✓
	2	Release detection system is operating properly (i.e., able to detect a release from any portion of the system that routinely contains product). [(280.40(a)(1)]	✓		
	3	Release detection system meets the performance standards at 280.43 or 280.44. [(280.40(a)(3)]			✓
	4	Implementing agency has been notified of suspected release as required. [(280.40(b)]		✓	
		☐ Non-passing results reported and resolved in accordance with implementing agency's directions. [280.40(b)]			
II. Release Detection Testing	5	Tanks and piping are monitored monthly for releases and records are available (must have records for the two most recent consecutive months and for 8 months of the last 12 months). [280.41(a), and 280.45(b)]			✓
III. Hazardous Substance UST Systems	6	Hazardous substance UST system leak detection meets the requirements (i.e., either secondarily contained or otherwise approved by the implementing agency). [280.42(b)]	✓		
IV. Temporary Closure	7	Release detection requirements are complied with (i.e., method present, operational, releases investigated and reported as required) for UST systems containing product. [280.70(a)]	✓		

Worksheet - Commonly Used Release Detection Methods

Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
☑			**A. Inventory Control with Tank Tightness Testing (T.T.T)** Not adequate - tanks 7 years old ☐ Inventory control is conducted properly. ☐ T.T.T. performed as required (See "D" below). ☐ Inventory volume measurements for inputs, withdrawals, and remaining amounts are recorded each operating day and reconciled as required. [280.43(a)(1), 280.43(a)(3)] ☐ Equipment is capable of 1/8-inch measurement. [280.43(a)(2)] ☐ Product dispensing is metered and recorded within local standards for meter calibration to required accuracy. [280.43(a)(5)] ☐ Water is monitored at least monthly. [280.43(a)(6)]

Worksheet (Continued) - Commonly Used Release Detection Methods

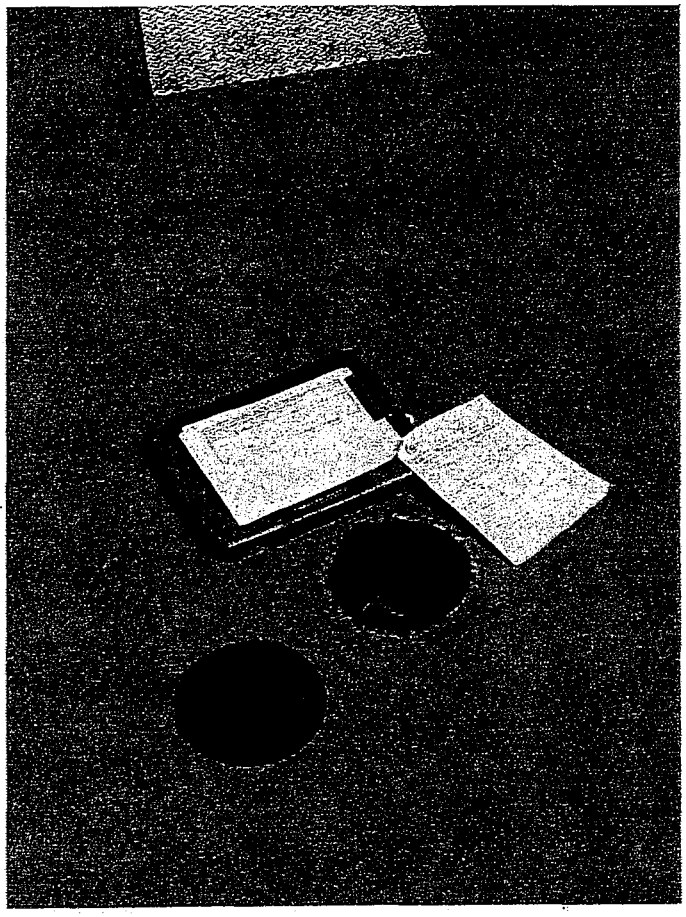
Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
❑			**B. Automatic Tank Gauge (ATG)** ❑ ATG is set up properly. [280.40(a)(2)] ❑ ATG can detect a 0.2 gal/hr leak rate from any portion of the tank routinely containing product. [280.43(d)(1)] ❑ ATG is checking portion of tank that routinely contains product. [280.40(a)(1)]
❑			**C. Manual Tank Gauging (MTG)** ❑ Tank size is appropriate for using MTG. [280.43(b)(5)] ❑ Tanks 1001 gals (as per EPA memo) and greater restricted to use with T.T.T. (See "D" below) ❑ Method is being conducted correctly. [280.43(b)(4)] ❑ No liquid was added to or taken out of the tank during the test. [280.43(b)(1)] ❑ Equipment is capable of 1/8-inch measurement. [280.43(b)(3)]
❑	❑	❑	**D. Tightness Testing** (Safe Suction piping does not require testing) ❑ Testing method is capable of detecting a 0.1 gal/hr leak rate from any portion of tank routinely containing product. [280.43(c)] ❑ Tightness testing is conducted within specified time frames for method: ❑ **Tanks** - every 5 years [280.41(a)(1)] ❑ **Pressurized Piping** - annually [280.41(b)(1)(ii)] ❑ **Non-exempt suction piping** - every 3 years [280.41(b)(2)] ❑ Tightness testing is conducted following manufacturer's instructions. [280.40(a)(3)]
❑	❑	❑	**E. Ground Water or Vapor Monitoring** ❑ Ground water in the monitoring well is never more than 20 feet from the ground surface. [280.43(f)(2)] ❑ Vapor monitoring well is not affected by high ground water. [280.43(e)(3)] ❑ Site assessment has been done for vapor or ground water monitoring. [280.43(e)(6), 280.43(f)(7)] ❑ Wells are properly designed and positioned. [280.43(e)(6), 280.43(f)(7)]
❑	❑	❑	**F. Interstitial Monitoring** ❑ Secondary containment can be used to detect a release [280.43(g)(1)], 280.43(g)(2)] ❑ Sensor properly positioned. [280.40(a)(2)]

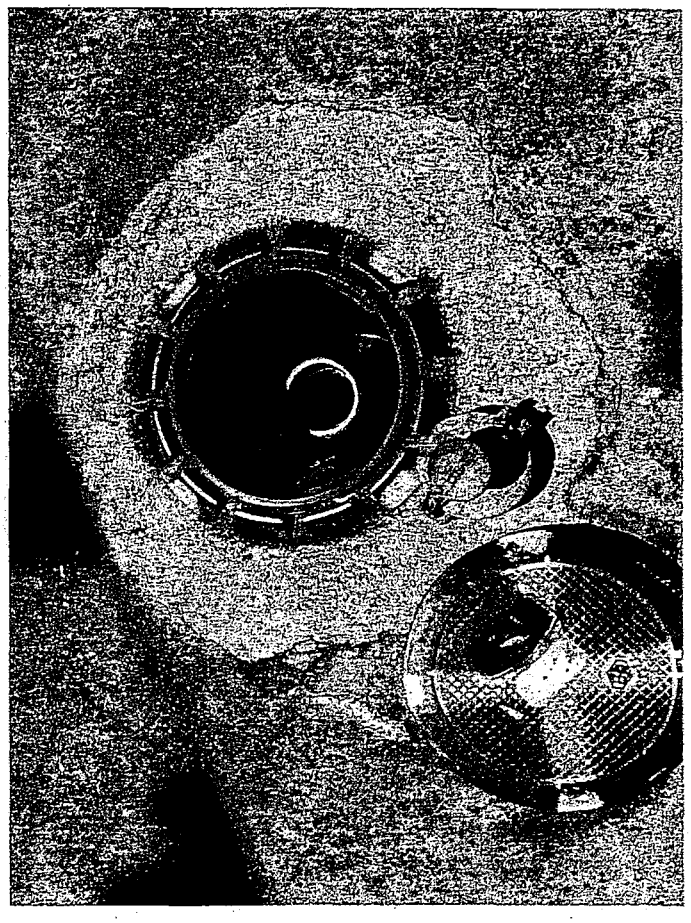
Worksheet (Continued) - Commonly Used Release Detection Methods			
Tank (Choose one)	Pressurized Pipe (Choose Two)	Non-exempt Suction Pipe (Choose one)	Release Detection Method
	❑		**G. Automatic Line Leak Detector (ALLD)** ❑ ALLD is present and operational. [280.44(a)] ❑ Annual function test of the ALLD has been conducted and records are available. [280.44(a)]
❑	❑	❑	**H. Other Methods [e.g., Statistical Inventory Reconciliation (S.I.R.)]** ❑ The method can detect a 0.2 gal/hr leak rate or a release of 150 gal within a month and meet the 95/5 requirement [280.43(h)(1)]; or ❑ The implementing agency has approved the method as being as effective as tank tightness testing, automatic tank gauging, vapor monitoring, ground water monitoring, or interstitial monitoring and the operator complies with any conditions imposed by agency. [280.43(h)(2)] ❑ S.I.R. - Results are received within time frame established by implementing agency. [280.41(a) & 280.43(h)]

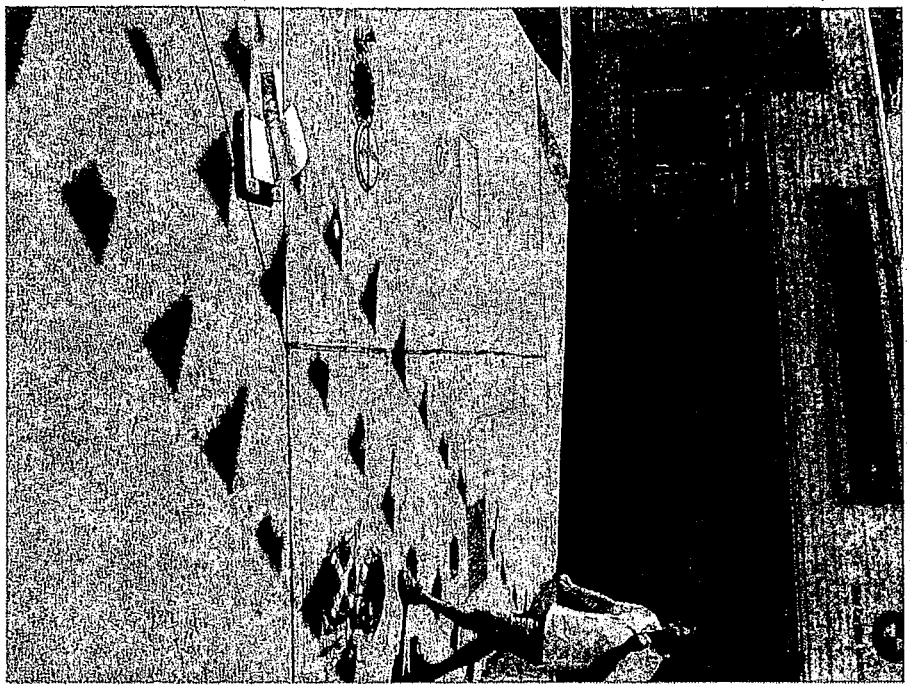
Notes: N/A - Indicates that the measure is not applicable.

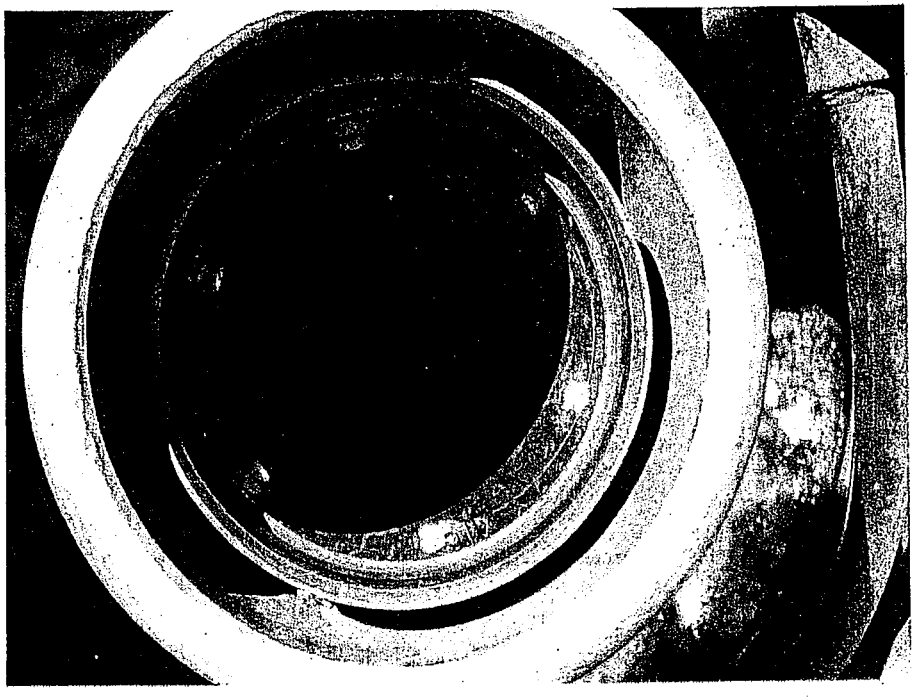
Any mark in the "N" (No) column means that the facility is not in Significant Operational Compliance (SOC) with Release Detection Compliance Measures.

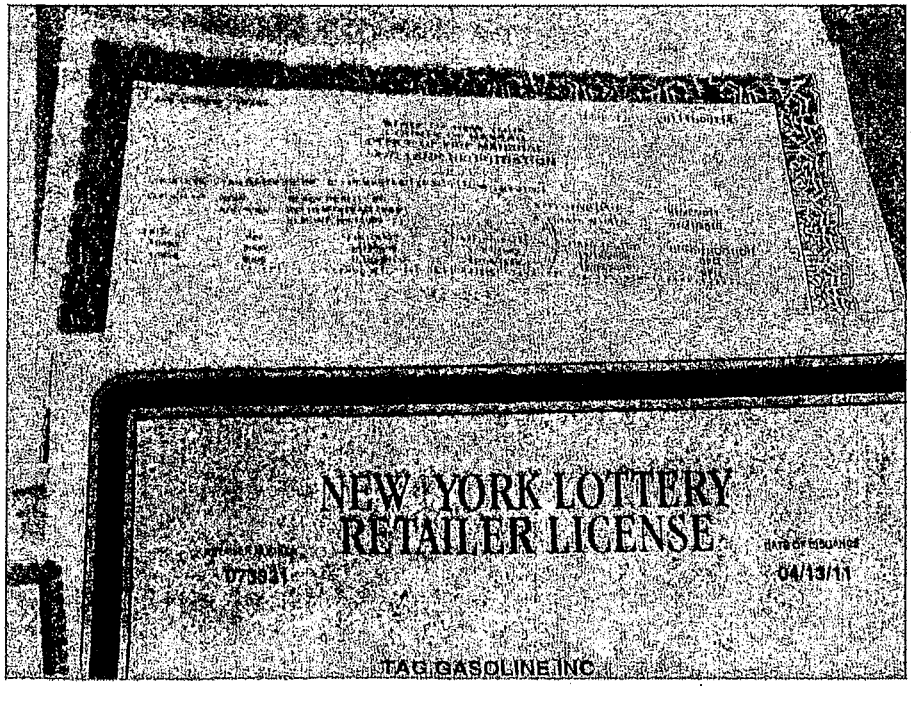
In order for a compliance measure to be in SOC, all applicable check-box items must be in compliance.

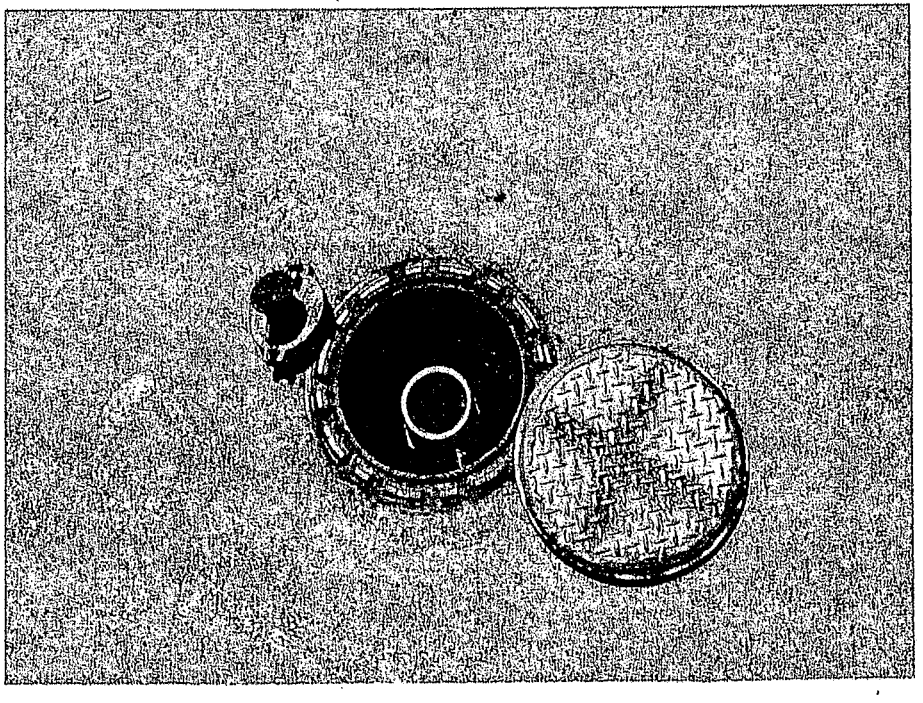


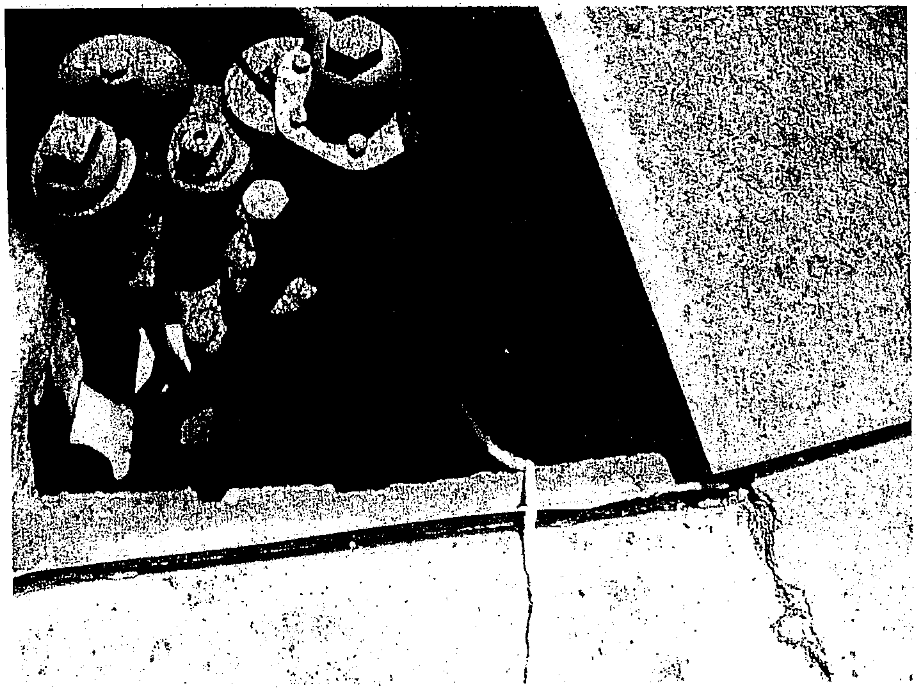


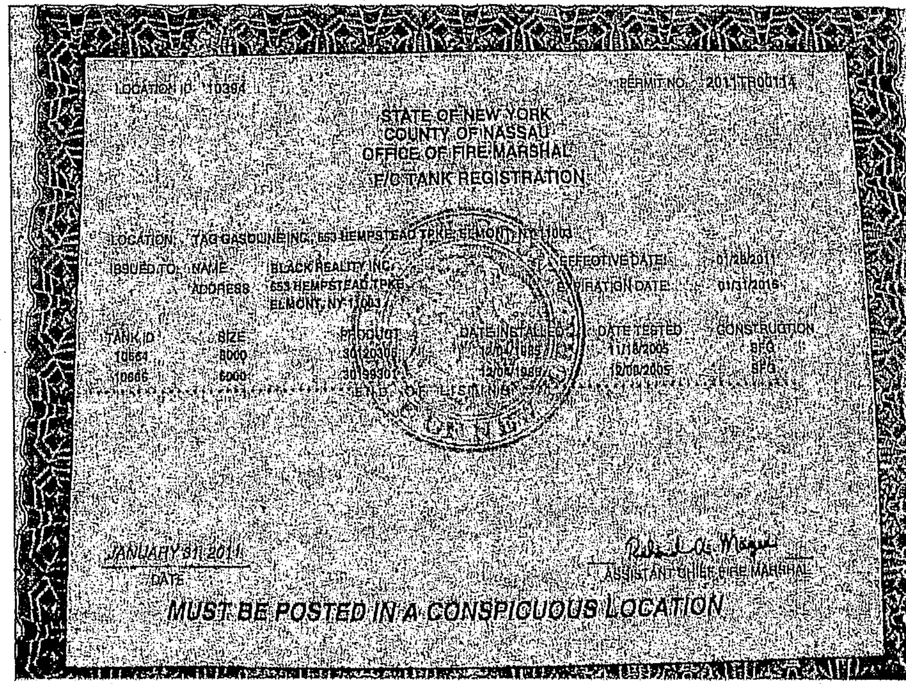





NEW YORK LOTTERY
RETAILER LICENSE
04/13/11
TAG GASOLINE INC







LOCATION ID 10394 PERMIT NO. 2011TR00114

STATE OF NEW YORK
COUNTY OF NASSAU
OFFICE OF FIRE MARSHAL
F/O TANK REGISTRATION

LOCATION: TAG GASOLINE INC. 653 HEMPSTEAD TPKE, ELMONT, NY 11003

ISSUED TO: NAME BLACK REALITY INC. EFFECTIVE DATE: 01/28/2011
ADDRESS 653 HEMPSTEAD TPKE EXPIRATION DATE: 01/31/2016
ELMONT, NY 11003

TANK ID	SIZE	PRODUCT	DATE INSTALLED	DATE TESTED	CONSTRUCTION
10664	8000	30120306	12/04/1985	11/16/2005	SFG
10666	6000	30199307	12/04/1986	12/08/2005	SFG

*** END OF LISTING ***

JANUARY 31, 2011
DATE

ASSISTANT CHIEF FIRE MARSHAL

MUST BE POSTED IN A CONSPICUOUS LOCATION

	Photo Log	Paul Sacker		Jul-11
DATE	COMPANY NAME	ADDRESS	PHOTO #	DESCRI
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	001	PBS
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	002	tank f
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	003	UL
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	004	UL fillport
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	005	super fi
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	006	monitori
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	007	UL s
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	008	UL piping
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	009	super
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	010	super piping
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	011	super piping
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	012	proper view
07/27/11	TAG Gasoline	653 Hempstread Turnpike, Elmont, NY	013	Facility
07/27/11	Liberty Petroleum-RGV Petroleum	1278 Hempstread Turnpike, Elmont, NY	014	PBS
07/27/11	Liberty Petroleum-RGV Petroleum	1278 Hempstread Turnpike, Elmont, NY	015	DEC repo

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